

Community Preservation Associates

Introduction to Amherst's Master Plan Preparation Process

Approach

The approach to preparing a Comprehensive Master Plan for the Town of Amherst will be to design a planning and decision-making process for recognizing and resolving the various development and preservation issues that face the Town, using the best current planning standards and principles including low impact development measures, smart growth planning practices, and knowledge about funding sources and program eligibility criteria for plan implementation. The approach will be heavily influenced by experience in public participation, conflict resolution, and consensus building in the context of small and medium size towns. It is intended to use a combination of surveys, public meetings, group and individual exercises and consensus forming techniques, to gain the agreements necessary to produce plans that receive wide community approval. The project needs to work closely with the Nashua Regional Planning Commission to use their extensive data bases and mapping resources.

Critical Use of Public Involvement - A Dynamic Public Participation and Outreach Program

There is a need for people to become continuously and more deeply involved in Amherst decision-making. A program will be worked that is intended to reach out and involve more people. This public participation work will be guided by the following principles.

- ***Consensus achievement.*** The first, and most important, consideration is how to create a master planning process that overcomes divisiveness and controversies; that is a plan that generates widespread consensus. This key issue is to design a process that maximizes inclusiveness, where residents, business owners and employees and town employees have ample opportunity to express their views on town development.
- ***Search for a fresh creative view of the problem, avoiding labels.*** Controversies are often built upon superficial characterizations of the problems, labels if you wish. Probing into the problem to disentangle its component issues, and to creatively generate new solutions addressed to these different issues, would go a long way to reconcile apparently opposing viewpoints.
- ***Search for the optimal, not the absolute best.*** There is a need to reconcile opposing viewpoints satisfying most (though not all) of each group set of objectives, selected so that the total of the various sets is coherent and accepted by all. No group may obtain everything, but all groups would stand to obtain a significant gain, which would not be opposed by others.
- ***Search for widespread involvement of residents, local groups, and public officials.*** This is indispensable for two reasons. First to elicit input and establish constructive dialogue, leading to "optimal" choices. Second to generate political support for the plan. Moreover, outreach will require special efforts to include those groups not usually involved in town civic affairs.

- ***Continue the involvement of residents, local groups, and public officials.***
To be successful, the master plan and the process that produces it must be sustained. This means establishing procedures to monitor the plan and its implementation. It also means continuing the involvement of the public to prepare, amend and update the plan as circumstances change.

The Scope of the Master Plan

Community Preservation Associates and its subcontractors, Martha Lyon, Earth Tech and Taintor Associates are well acquainted with current best planning and development practices intended to promote sustainable development, low impact development and smart growth. Several key staff members have taught these practices in graduate planning programs at major universities. We will apply these principles and practices in our recommendations, and will advise Amherst town officials in application of these practices. These principles and practices will be applied in all of the topics needed for a master plan. These topics are:

1. Developing a **vision and goals and policies** which identify the objectives of Amherst for its future growth and development. We will conduct an interactive public process, to determine community values, goals and to identify patterns of development that will be consistent with these goals.
2. **Land use** plan element which identifies present land uses and designates the proposed distribution, location and inter-relationship of public and private land uses. This element will relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality will be included.
3. **Housing** element which identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element will identify policies and strategies to provide a balance of local housing opportunities for all citizens.
4. **Economic development** element which identifies policies and strategies and an implementation plan for the expansion or stabilization of the local economic base and the promotion of employment opportunities.
5. **Natural and cultural resources** element which provides an inventory of the significant natural, cultural and historic resource areas of Amherst, and policies and strategies for the protection and management of such areas, with an emphasis on protecting as much of the natural and historic built environment as possible.
6. **Open space and recreation** element which provides an inventory of recreational and resources and open space areas of Amherst, and policies and strategies for the management and protection of such resources and areas.

7. **Services, utilities and facilities** element which identifies and analyzes existing and forecasted needs for utilities, facilities and services.
8. **Transportation and Circulation** element which provides an inventory of existing and proposed circulation and transportation systems.
9. **Implementation program** element which defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the comprehensive master plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities will be detailed in this element. This element will specify the process by which Amherst's regulatory structures can be amended to achieve the objectives of the comprehensive master plan.

Activities to Undertake During the Planning Process

Community Preservation Associates staff have worked with towns about the same size and level of development as Amherst. We have worked extensively with master plan committees. We understand we will work primarily with the Amherst planning staff and the Planning Board. We will provide services in strategic and community planning, public meeting facilitation, data collection and analysis, technical assistance, and the drafting of the Comprehensive Master Plan document. We will include design an effective planning process that will include the following:

- Propose and administer an effective public participation process, which includes the coordination and integration of completed and ongoing work produced by other committees/groups.
- Structure a program of planning activities to enable development of alternative strategies and the incorporation of selected strategies into the final plan.
- Assist with prioritizing issues; proposing alternative solutions, policies and programs; and evaluating potential impacts.
- Provide technical assistance and resources, such as sample bylaws and design standards for various housing, economic development and historic preservation alternatives, and identification of funding sources.
- Facilitate public meetings and forums, with the possibility of conducting conflict resolution and achieving consensus building.
- Coordinate and help to write draft and final versions of the Plan, as well as an executive summary brochure of the Plan's goals, policies, and implementation actions.
- Provide guidance in developing the implementation plan, with particular consideration given to the town's existing personnel resources and implementation infrastructure.

- Ensure that any recommendations are consistent with any and all Smart Growth, Low Impact Development or Sustainable Development Principles, as applicable.

Task 1: Develop a Statement of Community Vision and Goals through Public Participation

We will first identify the goals of the plan to guide future growth and development of the community, as revealed in past planning documents. We will prepare a working set of goals and for the master plan, which will become the basis for a Vision Statement, to be worked out based on results of a public workshop. This Vision Statement will also be based on review of the extensive available material and discussions with town officials and public meeting participants. We will conduct two public meetings following the initial one to ensure that the residents, businesses, and other organizations within Amherst have an ample opportunity to contribute to, and participate in, the formulation of recommendations specifically, and the master planning process in general. This program will consist of public information meetings to discuss and refine the Vision Statement. We will work closely with the Planning Board and Planning Department staff in working out agendas for each meeting. We will use some written and oral exercises to promote the discussions most productive for coming to a consensus on goals and policies. We would like to have volunteers participate in a very active way in the public participation process. We note that volunteers have been asked to indicate their interest in participating in developing the new Master Plan. We have been very successful in other towns in incorporating volunteers into very active public participation meetings. The results of these meetings have been quite useful and volunteers are very helpful in broadening the base for public interest and support for master plans.

We propose to hold public meetings in January, March and May. The schedule, topics and agendas for these meetings are subject to discussion and review by the Planning Board. For discussion, we propose the following topics for the three public meetings:

1. An initial Visioning Workshop based on a review of existing conditions in each of the master plan topics (housing, transportation, economic development, etc.). We have a very successful format and set of workshop procedures and materials for conducting a master plan visioning workshop. An example of the materials we use is included in this proposal. Based on workshop outputs we will prepare a draft Vision Statement to be reviewed and finalized for endorsement by the Planning Board, with the intent of encouraging interest and support for the planning process and providing guidance in preparing recommendations for each of the plan's subject areas.
2. The second public meeting will focus on preliminary recommendations prepared by the consultant team, based on its study of existing conditions and the results of the Visioning Workshop. It is the intent of the second public meeting to seek agreement on recommendations in each of the master plan's topics to allow the consultant team to prepare an implementation program for each of the topics.
3. At the third public meeting a draft implementation program will be presented for review. Based on the public review and discussion of it with the Planning Board and Town Planning Staff we will prepare a draft of the whole master plan for review. At all three public meetings we will undertake extensive outreach to bring people to the meetings, where we propose to break into small groups for part of the time. These groups will be led by facilitators to assure that the meeting agenda is covered in the time allotted. Small groups allow more interaction between people and allow more people to express opinions.

We will hold monthly meetings with the Planning Board to review work completed and the results of the public meetings. We will also post written materials on the town's web site that will summarize the planning process, and the results of public meetings on the plan, and offer each viewer a chance to provide comments on the materials and the content of the plan.

The outcome of the planning process will be heavily influenced by the experience gained in the public participation process. We have experience in conflict resolution, and consensus building in suburban communities such as Amherst. We have used a combination of surveys, public meetings, group and individual exercises and consensus forming techniques in past projects, to gain the agreements necessary to produce plans that receive wide community approval.

It is our goal that the plans we put so much work into have widespread use, support and relevance. It is for this reason that we are committed to a broad and inclusive public participation process and the active involvement of neighborhood residents, businesses and town government. We promote and sustain a high level of participation in a number of ways including:

Define the goals of the participation process. The main goals of the participation process should be to both collect the input of town residents and officials as well as to educate them regarding the main master planning issues affecting Amherst's future. A well-designed participation process will result in a number of desired outcomes including:

- The identification of critical issues
- Establishing of priorities
- A more effective utilization of resources and a better understanding and agreement regarding the allocation of these resources.
- A sense of participation in decision-making, that is, empowerment of users
- Consensus building
- Clear definition and articulation of common goals
- Community building through the process of having come together

Brand and advertise the process widely. Because the lifestyles of today mean that we are asked to attend meetings at our work, at our children's schools, volunteering, etc. – the process needs to be compelling and easily distinguishable from the other events. In other words, the process should be “**branded**,” that is all communication should have the same “look” so that it is immediately recognizable and associated with the master plan. The community could be involved in creating a master plan logo. The use of themes, “sound-bites” and events to publicize the process also helps attract attention and participation.

Advertise Widely: The involvement of the local press is critical in both attracting attention to the issues as well as encouraging involvement. In a number of cases our innovative techniques have caught the attention of local and regional papers that have covered the master plan as a story rather than an advertisement. The use of local radio, cable TV and other media help to disseminate the information further. Dissemination of meeting flyers in school backpacks or mailed-out town notices also helps to publicize the process.

Use innovative methods of participation. We have found several innovative modes of participation to be successful in other communities. These combine both a way of getting input as well as a way of “marketing” the plan. For example we have produced material for a cable TV program where we “walked around town” interviewing people regarding their concerns and desires for the future in coffee shops, school classrooms, the senior center, cafeteria, on the street, and in their homes. Also we held a public meeting outside the entrance to a crafts fair where we set up a booth that resulted in getting the input of close to 100 individuals of all ages. In a number of communities we involved school children – the younger drew their visions of the future, while the older students wrote essays articulating their concerns and desires. These were displayed in the Town Hall and televised. The use of innovative techniques results in attracting more attention and therefore, in more input.

Provide a wide range of opportunities for participation. It is important to provide a wide range of opportunities for participation both for those who would rather not/cannot attend a meeting and because for some people other modes are more attractive. In addition to public meetings, it is important to select several other modes most likely to engage the residents of Amherst. Use of the Town Web Site for disseminating information, and collecting input for the master plan, involving school children in some manner, and conducting town management roundtable discussions related to Amherst and its various neighborhood development issues would be a minimum. In Holden, MA a Master Plan Booth was set up at Holden Days, an annual outdoor fair held in August. Opinions about town development were sought at the booth, and the master plan process was publicized.

Target Outreach to Specifically Include Town Government. It is important to get the input of Town officials throughout the process, because they will be responsible for implementation. We have done this in several communities by conducting town management roundtable discussions and keeping officials updated with the regard to the planning process. Also we recommend that if they are not already doing so, that town officials meet together around “big picture” issues on a fairly regular basis. In Canton, MA we actually held focus groups with each and every town department, board, committee and commission.

Use previous relevant work. A good participation process builds upon previously completed relevant work. We have done this in a number of communities – taken completed studies and plans whose results we then use to create the format and outline of meeting materials which further test neighborhood reactions, then subsequently develop goals and policies from these. We have done just this for master plans prepared for Middleton, Canton, Lynnfield, Tyngsborough, Wilmington and Concord, MA, those prepared for Portsmouth and Windham, NH by Taintor Associates, and for the ones we are now preparing for Holden and Methuen, MA.

Customize process to project goals and specific community. In summary we will use our experience and innovation to design a process together with you that will best suit the needs of the Town of Amherst. We will do this by identifying what has worked/not worked well in your community in the past and discussing the reasons. We will identify which stakeholders have tended to participate less and reach out to them. Together we will determine the best use of the project resources to provide a wide range of participation modes offering variety in the degree and ways in which people can provide their input.

Staffing

The senior level staff we intend to assign are very experienced and skilled in the technical expertise needed to complete each task and provide the advice and assistance needed by the Town. Our overall approach is to assign major responsibility for each task to each appropriate person and to coordinate all actions through the project director, who will be in direct and regular contact with the Town Planner and the Planning Board. Our staff has completed many comprehensive master plans and open space and recreation plans, community facilities and utilities plans, and housing plans and economic development plans. We are well acquainted with professional practices in preparing these documents. Staff assignments would be:

Process

Project Direction	Brian Barber
Management of the Public Participation Process	Daphne Politis

Elements (Chapters of the Master Plan)

Developing Community Vision and Goals	Daphne Politis
Housing	Brian Barber
Economic Development	Brian Barber
Natural Resources, Open Space and Recreation	Bill Giezentanner
Land Use	Bill Giezentanner
Cultural and Historic Resources	Martha Lyon
Public Services and Facilities	Daphne Politis
Transportation and Circulation and Utilities	Jeff Maxtutis
Plan Implementation including Land Use Regulations	Rick Taintor

Brief resumes are included for each of these people to better acquaint town residents with them and their work.

FOR MORE INFORMATION....

For more information regarding the project approach, process and/or consultant team, please visit the project web site at: <http://amp.no-ip.net/portal111/index.php> (temporary address name). You can also access it by visiting the town web site and following the link to the “master plan.” This web site is being set up to be interactive so that you will not only be able to find out information about the master plan process, findings and recommendations, but also to provide your input.

Brian Barber

With over thirty years of experience in comprehensive and master planning and growth management, Brian has successfully completed numerous master plans, land use and public facilities planning studies involving capital budgeting, costs of community services, open space, environmental impact assessment, housing, economic development, fiscal impact analysis, transportation and facility siting. Brian now practices as a private City and Town Planning Consultant and serves as prime contact for Community Preservation Associates. Mr. Barber has been qualified by the Commonwealth of Massachusetts for the EO 418 Community Development Plan Program under nine of the twelve planning topics. In addition to his extensive consulting experience, Brian has distinguished qualifications as an educator, having taught graduate level planning courses at Harvard University's Graduate School of Design, at the University of Rhode Island, and at Boston University.

Sampling of Projects

- Brian completed town-wide master plans for Tyngsborough, Canton, Lynnfield, Wilmington, Middleton, Millis, Millbury and Fairhaven in MA. He is currently working on master plans in Holden and Methuen, MA. He also completed master plans for East Greenwich and Providence, RI.
- He directed updates of master plans for Agawam and Sudbury, MA. He also directed the preparation of master plan elements for Dennis, Norfolk, Rockland, Harwich and Scituate, MA
- Brian wrote completely new zoning bylaws for the towns of Charlton and Grafton, and revised major portions of zoning by-laws for the towns of Westwood and Scituate. He wrote major zoning bylaw sections for Middleton and Rockport, MA.
- Brian conducted downtown comprehensive market and planning studies for the towns of Wareham (Onset Village), North Attleborough, Attleboro, Rockland, Orange and Sudbury, MA. In Medford, Chicopee, Somerville, North Adams and Watertown MA and Woonsocket, RI he prepared market and feasibility studies for downtown development projects. He very recently led teams preparing mixed use area development plans in Downtown Medfield, MA and in an area surrounding an MBTA commuter rail station in Rockport, MA.

Education and Professional Qualifications

- Doctoral Studies, Massachusetts Institute of Technology
- Master of Urban Planning, University of Washington
- Bachelor of Science in Geography, Florida State University
- Charter Member, American Institute of Certified Planners
- Full Member, American Institute of Planners
- Former Professional Development Chairman, New England Chapter of the American Institute of Planners
- Former Continuing Education Committee Chairman, Massachusetts Section of the American Institute of Planners
- Former President, Massachusetts Association of Consulting Planners

Daphne Politis, AICP

Ms. Politis has completed a large number of town-wide master and comprehensive plans, land use planning projects and strategic plans for municipalities. She is a certified facilitator and has designed, managed and implemented a large number of participation processes in municipalities as well as user needs evaluations in a variety of other settings. She employs both traditional and innovative methods for the purpose of outreach, soliciting input, consensus building, and for the purpose of public education. These include:

- Focus groups, thematic workshops, roundtable discussions,
- Public/community meetings visioning sessions,
- Individual interviews/questionnaires,
- Systematic observation (photographic surveys, behavioral mapping, etc.),
- Innovative participation methods including involving youth, use of cameras, cable TV show, drawing, wishing wall, suggestions box, among others.

Sampling of Projects

- Master Plan for Holden, MA (with Brian Barber & Bill Giezentanner)
- Master Plan for Methuen, MA (with Taintor & Assoc., Brian Barber, Bill Giezentanner)
- Master Plan for Somerset, MA (with Taintor & Assoc., Inc.)
- Plan for MBTA Station Area, Rockport, MA (with Brian Barber & Bill Giezentanner)
- Plan for Downtown Medfield, MA (with Brian Barber & Bill Giezentanner)
- Plan for Downtown Somerset, MA (with Taintor & Assoc., Inc.)
- Downtown Planning and Development Charrette for Belmont, MA
- Master Plan for East Boston Camps, Westford (with Bill Giezentanner & Taintor & Ass.)
- Master Plan for Town of Tyngsborough, MA (with Brian Barber & Bill Giezentanner)
- Master Plan for Town of Canton, MA (with Brian Barber and Bill Giezentanner)
- Master Plan for Town of Lynnfield, MA (with Brian Barber and Bill Giezentanner)
- Master Plan for Portsmouth, New Hampshire (with Taintor & Assoc., Inc.)
- Long Range Plan for Town of Concord, MA (with Taintor & Assoc., Inc.)
- Master Plan for Indian Orchard, Springfield, MA (with Lozano, Baskin & Assoc. Inc.)
- Master Plan for City of New Bedford, MA (with Lozano, Baskin & Assoc. Inc.)
- Master Plan for City of Lawrence, MA (with Lozano, Baskin & Assoc. Inc.)
- Lexington Vision 20/20, Lexington, MA (with Brian Barber.)
- Reuse Study of Fort Devens, MA (with Lozano, Baskin & Assoc. Inc.)
- Environmental Justice Research, U.S. case studies (with Planners Collaborative, Inc.)
- Somerville Public Safety Building, Somerville, MA (with Planners Collaborative, Inc.)
- Chelsea School Enrollment Projections, Chelsea, MA (with HMFH Architects Inc.)
- Chelsea High School Addition, Chelsea, MA (with HMFH Architects Inc.)
- Post-Occupancy Evaluation (POE) of Central Tree Middle School, Rutland, MA

Awards

<i>Progressive Architecture Research Award</i> : POE of Health Center with Welch/Epp	1989
<i>Design Share Merit Award</i> for POE of Central Tree Middle School	2000

Education

Massachusetts Institute of Technology, <i>Master of City Planning (M.C.P.)</i>	1985
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Massachusetts Institute of Technology, *Master in Architectural Studies* (S.M.Arch.S.) 1985
Boston University *Bachelor of Arts (B.A.) in Psychology*, Magna Cum Laude 1982

Bill Giezentanner

Bill Giezentanner is an environmental and landscape planner and resource management specialist. He is a nationally respected expert in the planning and design of conservation, environmental education and recreation facilities. His thirty years of planning and design experience includes projects involving recreation, tourism, commercial area revitalization, conservation, historic preservation, natural resources interpretation, trails development, ecological management, public education, and non-profit facility development.

Bill is also an expert in Geographic Information Systems having worked with a variety of programs including ARC/INFO. Bill is responsible for all mapping for municipal planning projects and many landscape design projects, including base maps, natural resource analyses, build-out analyses, land use mapping, and other mapping as required various planning and design projects for many clients.

He spent 15 years as Chief Planner for the Massachusetts Audubon Society, with responsibility for the planning, design and construction of nature trails, visitor centers, and other conservation facilities. His prior positions include: Boston Harbor Islands Park Planner for the Massachusetts Department of Environmental Management; Charles River Pathway Planner for the Newton Conservation Commission; Park Planner for Newton Conservators; and Director of Open Space and Development Planning for the Metropolitan Area Planning Council.

Sampling of Projects

- Bill worked with Brian Barber, Martha Lyon and Daphne Politis on the Downtown Vision Plan and Action Strategy for the Downtown Study Committee in Medfield, MA. He also worked with Brian, Martha, Earth Tech and Daphne in providing planning assistance to Rockport, MA in preparing a development strategy for the area around an MBTA commuter rail station.
- Bill also worked with Brian Barber and Daphne Politis on master plans for Tyngsborough, Canton, Lynnfield, Wilmington, Middleton, Millis, Millbury and Fairhaven, MA.
- Bill is now working with Brian Barber, Daphne Politis, Martha Lyon and Jeff Maxtutis on master plans for Holden and Methuen, MA.

Awards

- Environmentalist of the Year Award—Newton Conservators, for Charles River Pathway design plan.
- Merit Award—Boston Society of Landscape Architects, for Neponset River Pathway design plan.
- Design Award—National Peace Corps Association, for Newsletter Design.
- Teaching Grant—National Endowment for the Arts, for Historic Preservation studio course at Harvard GSD.

Education

Master of Regional Planning (Concentration in Urban Design)

Cornell University College of Architecture and Planning

Bachelor of Urban Planning (Concentration in Landscape Architecture)

University of Washington

Harvard Graduate School of Design—Research Associate and Visiting Critic in Urban Planning and Landscape Architecture

Martha Lyon, ASLA

Design Practice & Professional Experience

Martha Lyon Landscape Architecture, LLC design, historic preservation, planning
Northampton, Massachusetts, proprietor, 2000 - present

Denig Design Associates, Inc., Northampton, Massachusetts, associate landscape architect, 1997- 2000

The LA Group, P.C., Saratoga Springs, New York, apprentice landscape architect, 1994-1997

University of Massachusetts, Department of Landscape Architecture and Regional Planning, Amherst, MA, teaching and research assistant, 1990-1993

Massachusetts Council on the Arts and Humanities, Boston, MA, program officer, museums & historical organizations, 1982-1990

Education

Master of Landscape Architecture, University of Massachusetts Amherst, 1993 Thesis: "Gardens of the Gullah: Domestic Landscapes of the South Carolina Sea Islands"

Bachelor of Arts, Colgate University, Hamilton, NY. Concentration in art history, 1980

Studies in British art and architectural history, Mansfield College, Oxford University, England, 1978

Continuing Education through seminars, conferences, symposia and travel

Professional Licensure

Licensed to practice landscape architecture in Massachusetts (#1298)

Certified by the Council of Landscape Architectural Review Boards (CLARB)

Honors & Awards

Merit Award, American Society of Landscape Architects Boston Chapter for the Nathaniel Thayer Estate Preservation Plan (awarded to Ms. Lyon's graduate studio in Historic Preservation at the University of Massachusetts), 2001

Merit Award, American Society of Landscape Architects Boston Chapter for the *Eastwood Cemetery Preservation Plan* (awarded to Ms. Lyon's graduate studio in Historic Preservation at the University of Massachusetts), 1999

Honor Award, American Society of Landscape Architects New York Conference for the *Eastern Gateway Regional Plan*, in association with the LA Group, 1995

Honor Award, American Planning Association New York Upstate Chapter for the *Eastern Gateway Regional Plan*, in association with the LA Group, 1995

Merit Award, the American Society of Landscape Architects New York Conference for the *Mount Hope & Riverside Cemeteries Space Utilization and Landscape Improvement Plan*, in association with the LA Group, 1995

Sampling of Projects

Ms. Lyon worked with Community Preservation Associates on Vision and Concept Plans for Downtown Medfield, MA and the Commuter Rail Station Area in Rockport, MA. She is now working with Community Preservation Associates on a master plan for Holden, MA. She has managed historic landscape, contemporary garden, and community planning and design projects including the Emily Dickinson Homestead, (Amherst, MA), Winthrop Street Cemetery and Town Green (Provincetown, MA), Peace Dale Library (South Kingstown, RI), and Maple Street Cemetery (Adams, MA). She also prepared a Historic Preservation Plan for Amherst, MA.

Jeffrey Maxtutis

Mr. Maxtutis has 19 years of experience serving as project manager and senior transportation planner responsible for transportation studies primarily in Massachusetts and California. His responsibilities have focused on producing and overseeing traffic and transportation studies ranging from small developments to large-scale master planning projects for public, private and institutional clients. His technical expertise includes neighborhood traffic calming, special event operations, traffic modeling, level-of-service analysis programs, master plans, neighborhood studies, circulation studies, EIRs, freeway operations, and GIS. He worked with Community Preservation Associates on a commuter rail station area plan for Rockport, and is working with them on a Master Plan for Holden, MA.

Selected Relevant Project Experience

- Neighborhood Master Plan, North River Canal Corridor, Salem, Massachusetts. Project manager for the transportation element of the North River Canal Neighborhood master plan.
- Pembroke Real Estate and Fidelity Investments, Mixed-Use Residential Transit-Oriented Development, Malden and Melrose, Massachusetts. Senior transportation planner responsible for identifying and evaluating project constraints and opportunities.
- MassDevelopment, Biennial Traffic Monitoring Program, Fort Devens, Massachusetts. Project manager for updating the traffic conditions in the Devens Study area.
- Massachusetts Port Authority, Seaport Boulevard Traffic Improvements, Boston, Massachusetts. Assessed existing and future conditions and developed recommendations for Seaport Boulevard in South Boston.
- City of Cambridge, Citywide Traffic Calming Services, Cambridge, Massachusetts. Project manager for a citywide program to regulate traffic operations on city roadways, with particular emphasis on reducing speeds on neighborhood streets through physical design.
- City of Quincy, Quincy Center Concourse Traffic Evaluations, Quincy, Massachusetts. Developed Synchro and Traffix models of Downtown Quincy area to evaluate and simulate traffic conditions with and without an extension of the proposed Quincy Center Concourse.
- Fort Devens, Redevelopment Transportation Plan Update, Massachusetts. Project manager for transportation engineering and planning services as part of the mandated five-year update for the ongoing redevelopment efforts of the former military base.
- University of Connecticut, Master Plan, Storrs Campus, Connecticut. Senior transportation planner responsible for evaluating future traffic and transportation conditions associated with the University of Connecticut Master Plan (UConn 2000).

Education

MCP, City Planning, 1989

BS, Resource Management/Forestry, 1983

Professional Licenses

Certified Planner, American Institute of Certified Planners

Rick Taintor, AICP

Rick Taintor has more than twenty-five years of planning and community development experience, including ten years in municipal government. After several years at a large multidisciplinary consulting firm, he co-founded The LandUse Collaborative/Whiteman & Taintor in 1992; and in 2000 he founded Taintor & Associates. As a consultant, he has focused on municipal comprehensive and strategic planning, corridor management, land use regulation, local and regional economic development, and scenic byways programs and management. Prior to becoming a consultant, Rick served as Planning Director for Framingham, Massachusetts. He was responsible for coordinating municipal planning and community development activities during a period of rapid residential and commercial growth. In addition to land use planning and development review activities, his duties included managing housing rehabilitation programs; downtown revitalization planning; development and operation of the Town's local bus system; and financing and management of several public works projects in support of economic development.

Sampling of projects

- ***Comprehensive plans*** for 11 communities in Massachusetts, Rhode Island, and New Hampshire, ranging in population from 2,700 to 75,000.
- ***Strategic plans*** for commercial districts, including a regional retail center, a suburban commercial area, commercial corridors, and several downtown and village areas.
- ***Zoning ordinance/bylaw development and recodifications*** for rural, suburban, and urban communities.
- ***Economic development planning assistance*** to the New Jersey Pinelands Commission and seven rural communities under the Pinelands Rural Economic Development Pilot Program.
- ***Economic development strategies*** for rural Massachusetts communities, including recommended actions to support small-scale businesses and tourism.
- ***Regional economic development strategy*** for the nine-town South County area in Rhode Island.
- ***Statewide scenic byways program design*** in Nevada and Vermont, under the Intermodal Surface Transportation Efficiency Act (ISTEA).
- ***State and national scenic byways nominations*** for the Pyramid Lake Paiute Indian Tribe in Nevada.
- ***Corridor management plans*** for the Pyramid Lake Scenic Byway (Nevada) and Rangeley Lakes Scenic Byway (Maine), in conjunction with the routes' nomination for National Scenic Byway designation; and for several designated state scenic highways in Rhode Island.
- Co-authored ***Byway Beginnings***, a community guide to inventorying and assessing intrinsic qualities along potential scenic byways.
- Coordination of environmental reviews for three major regional shopping centers, and assistance in negotiations for necessary rezonings and development agreements.

Education

- University of Maine, Orono, Maine, M.S., Agricultural & Resource Economics (concentrations in Resource Economics and City and Regional Planning), 1977.
- Harvard University, Cambridge, Massachusetts, B.A. *magna cum laude* in History, 1973.
- Graduate School of Design: City and Regional Planning Program, 1973-74.

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